HOUSING MARKET INFORMATION

HOUSING NOW
Edmonton CMA

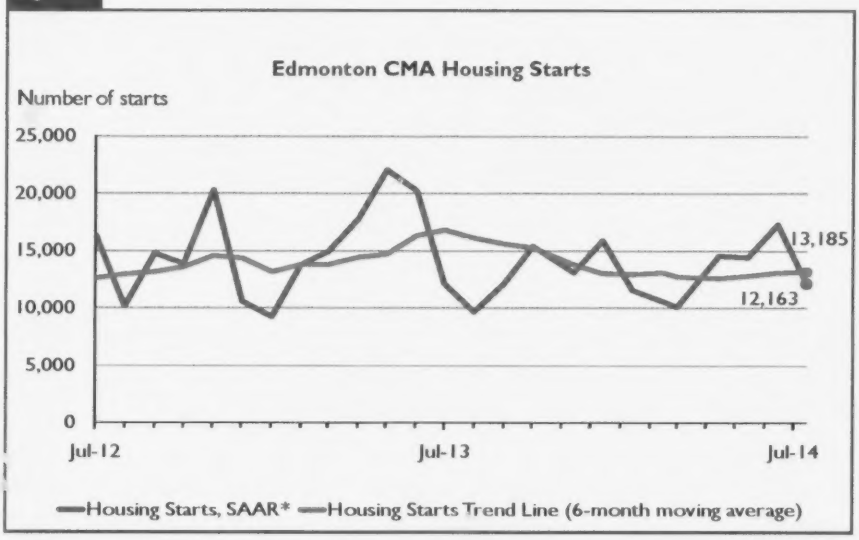
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: August 2014

Highlights

- Actual housing starts increase in July
- Single-detached starts reach their highest monthly level since mid-2007
- Multi-family ownership inventory moves lower

Figure 1



* SAAR[1]: Seasonally Adjusted Annual Rate

[1] Seasonally adjusted annual rates (SAAR) — Monthly housing starts figures are adjusted to remove normal seasonal variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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Housing Market Overview

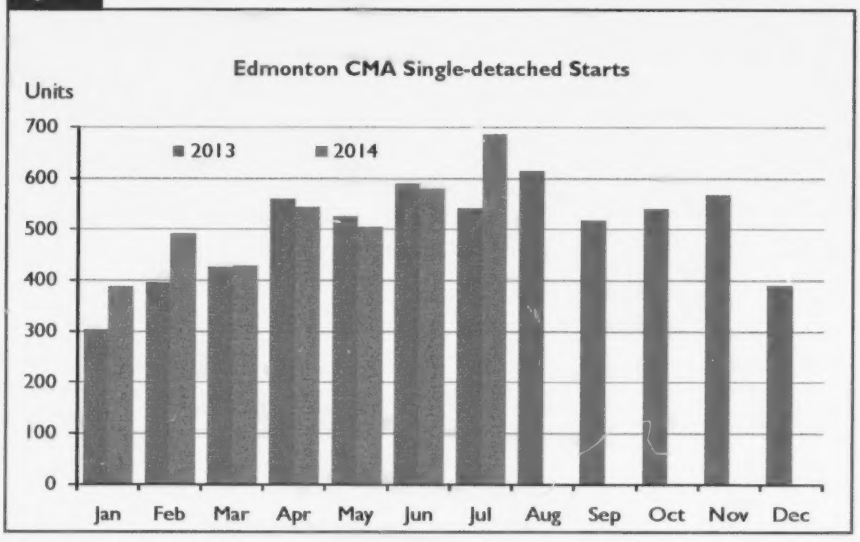
Total housing starts in the Edmonton Census Metropolitan Area (CMA) were trending at 13,185 units in July compared to 13,081 in June. The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR) of total housing starts.

Actual housing starts in the Edmonton CMA rose four per cent year-over-year in July to 1,126 units. The gain was attributable to an increase in single-detached construction, as the number of multi-family housing starts declined. On a year-to-date basis, total housing starts were down 18 per cent to 7,416 units from the 9,048 recorded in the corresponding period of 2013.

Single-detached starts in the Edmonton CMA reached 686 units in July, 27 per cent higher than one year prior and the highest monthly total since August 2007. Within the City of Edmonton, 462 single-detached homes were started, up 29 per cent from the same period of 2013. On a year-to-date basis, 3,623 single-detached homes were started in the Edmonton CMA, an eight per cent increase over the first seven months of 2013. Demand for new single-detached houses is being supported by low mortgage rates, employment gains, and relatively low listings on the competing resale market.

There were 615 single-detached homes completed in July, up from 504 in the corresponding month of 2013. In line with the rise in completions, absorptions of new single-detached homes increased 21 per cent year-over-year to 606 units. With completions surpassing absorptions, the number of newly completed and unsold single-detached homes increased slightly in July yet remained lower on a year-over-year basis. There were 566 single-detached homes in inventory in July, up from 557 in June but two per cent lower than in the same month of 2013. The year-over-year decline was due to fewer spec homes in inventory as the number of show homes increased.

Figure 2



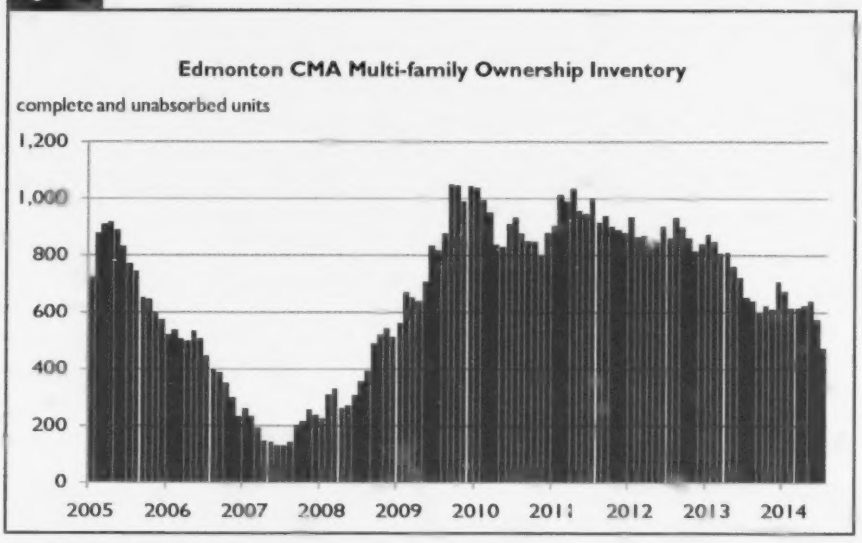
Source: CMHC

The average absorbed price for a new single-detached home was $560,876 in July, a 6.7 per cent increase from the same month of 2013. The increase was attributable, in part, to a greater proportion of higher priced homes being absorbed. Homes priced above $550,000 accounted for 37 per cent of all absorptions in July, up from 25 per cent in from the corresponding month of 2013. The median absorbed price for a single-detached home also moved higher, rising from $462,500 to $505,000 over the same comparison.

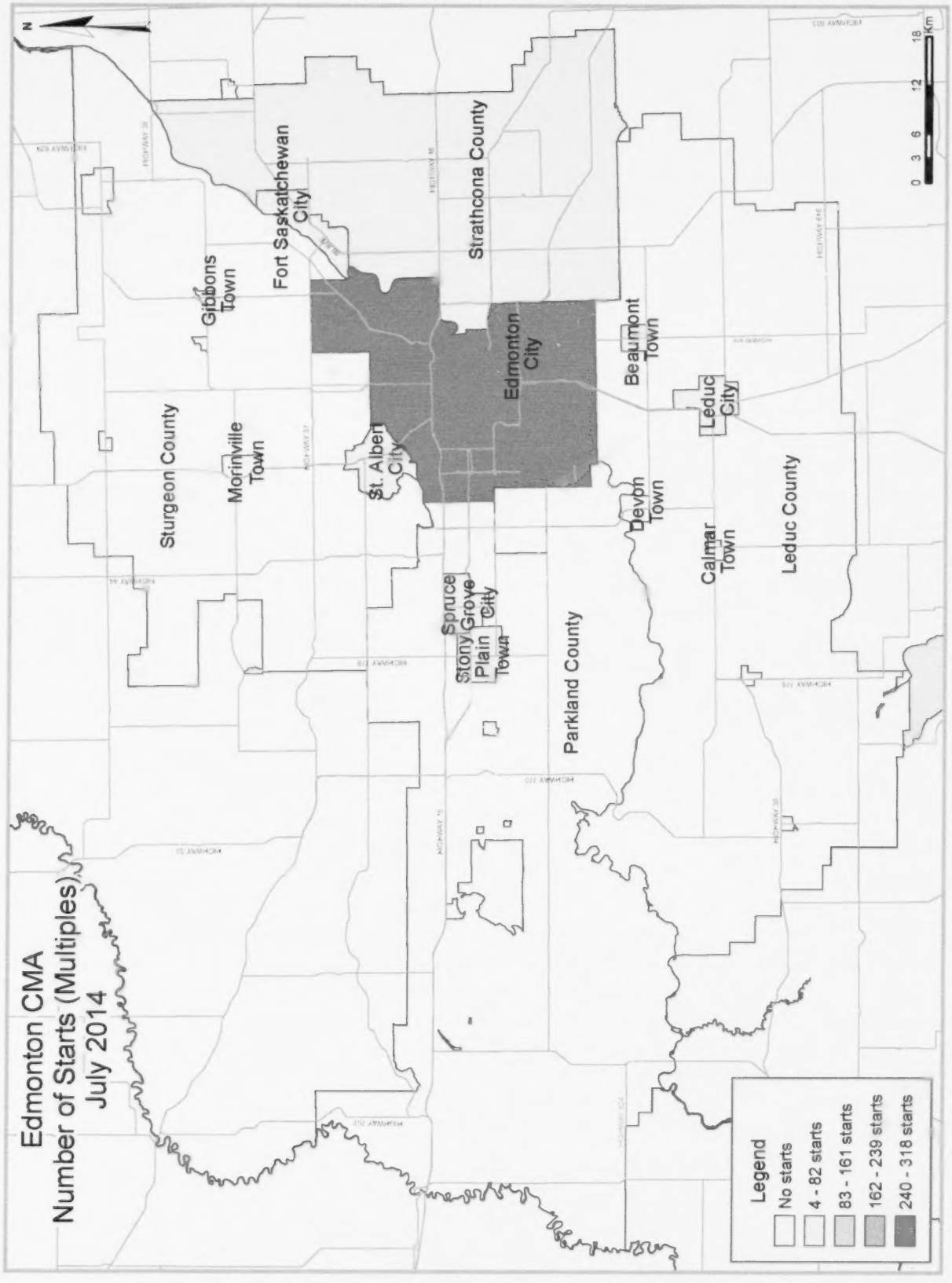
Multi-family starts in the Edmonton CMA, which include semi-detached, row, and apartment units, totalled 440 units in July, 19 per cent lower than in the corresponding month of 2013. The decline was due to lower row and apartment starts, while semi-detached starts increased. Through the first seven months of 2014, multi-family housing starts were down 34 per cent from the same period of 2013. Although demand for multi-family housing remains supported by elevated migration, employment gains, and a low vacancy rate, a relatively high number of units under construction is tempering the pace of starts this year.

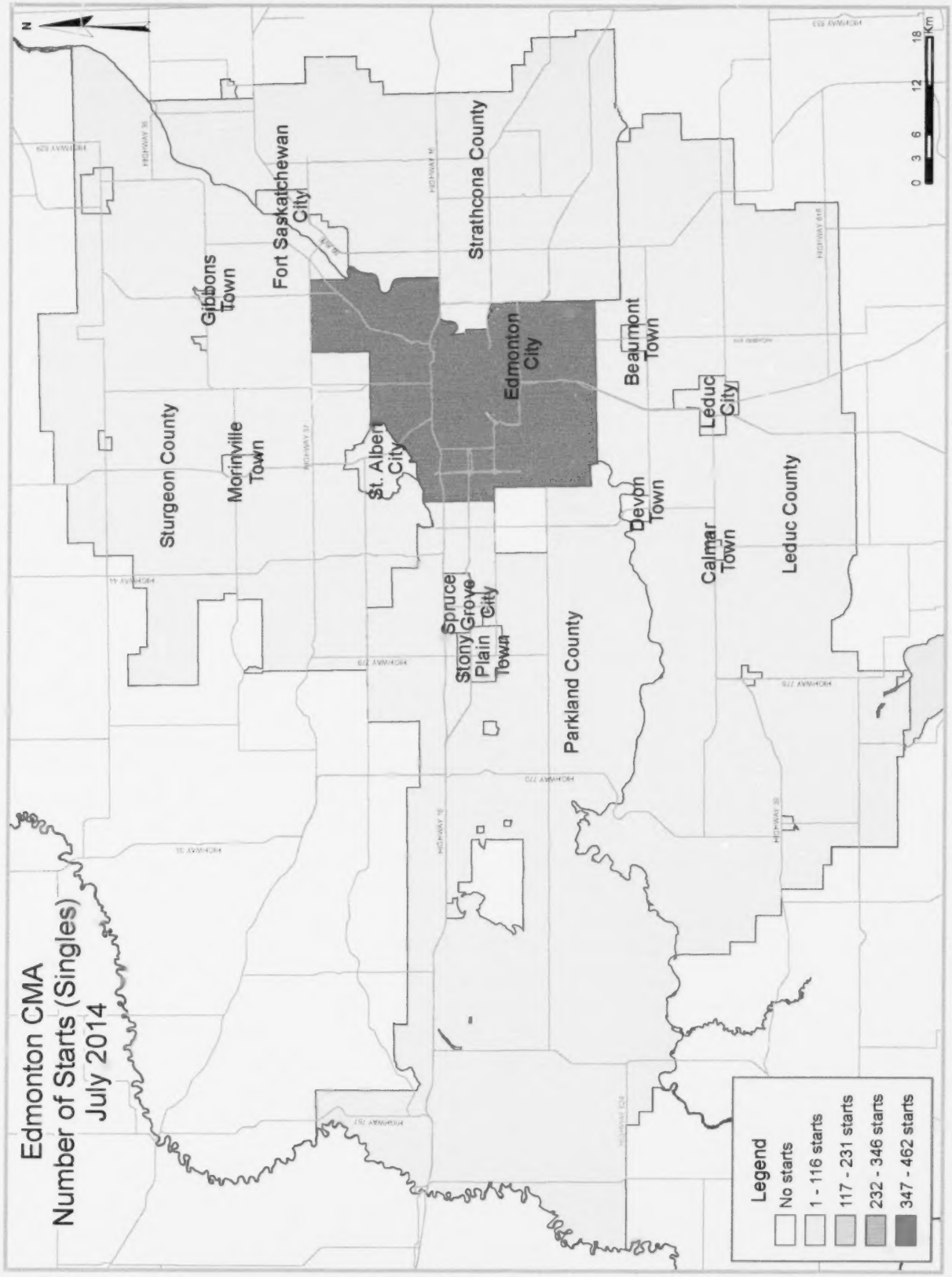
There were 9,782 multi-family units under construction in July, three per cent lower than one year prior, but well above the preceding five year average of 6,685. Completions of multi-family units increased to 744 in July from 414 in the same month of 2013. Over 40 per cent of these completions were rental apartments. In the ownership market, 495 multi-family units were absorbed in July, up two per cent year-over-year. This led to a further decline in the number of multi-family units in ownership inventory. At 473 units, inventory in July was at its lowest level since late 2008. However, given the relatively high number of units currently under construction, the inventory of multi-family units is expected to trend higher next year as these units move into completion.

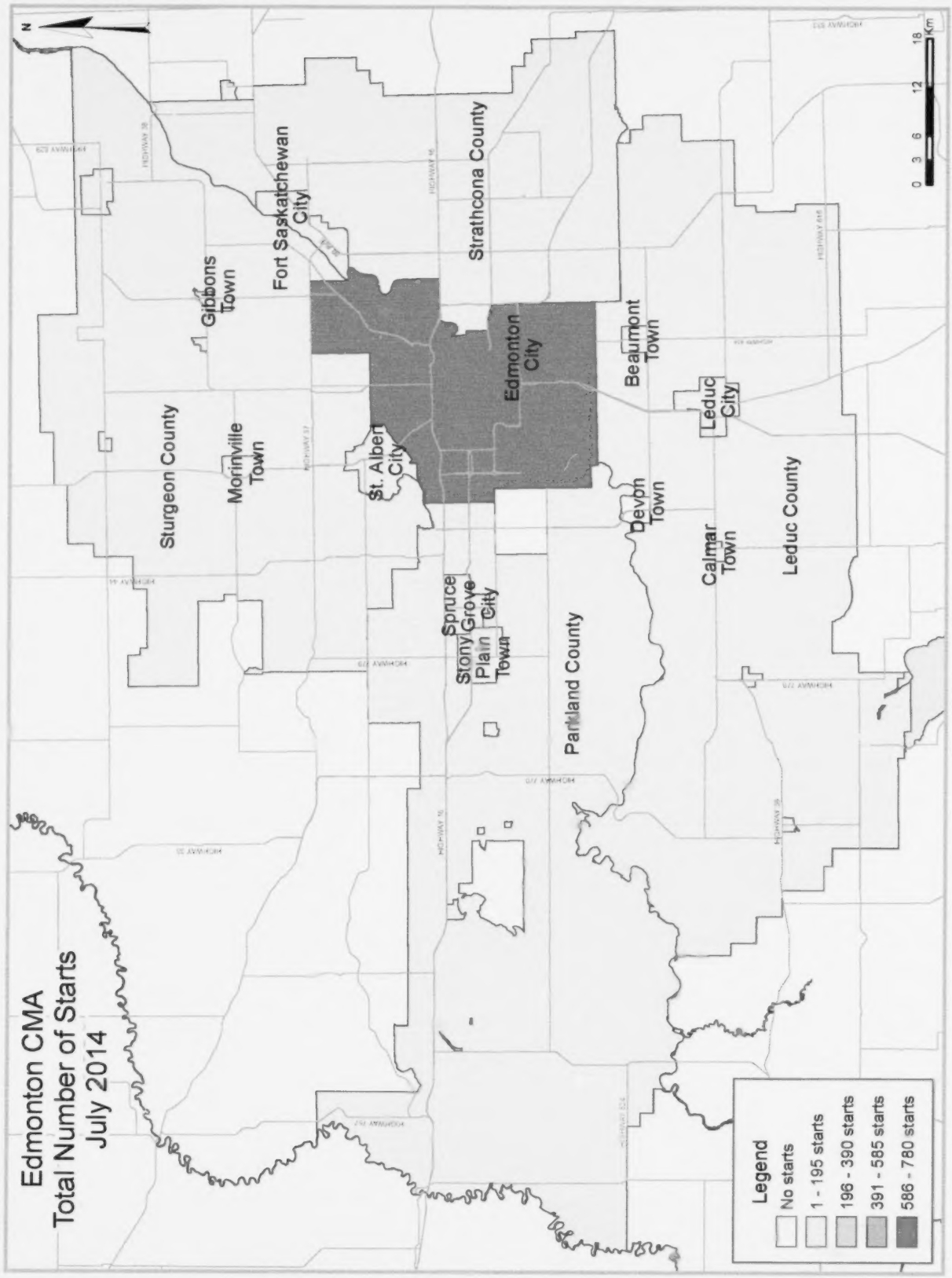
Figure 3

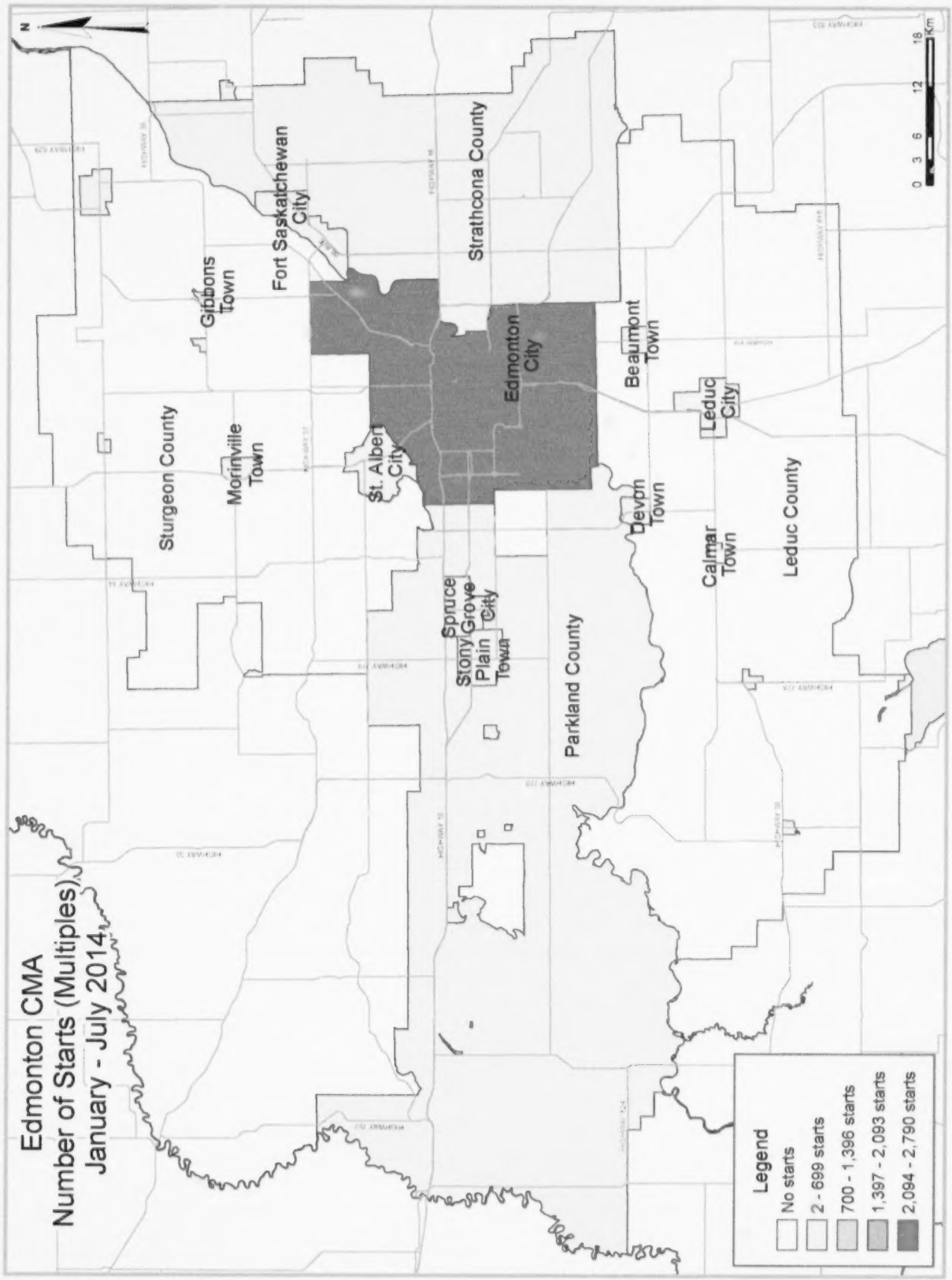


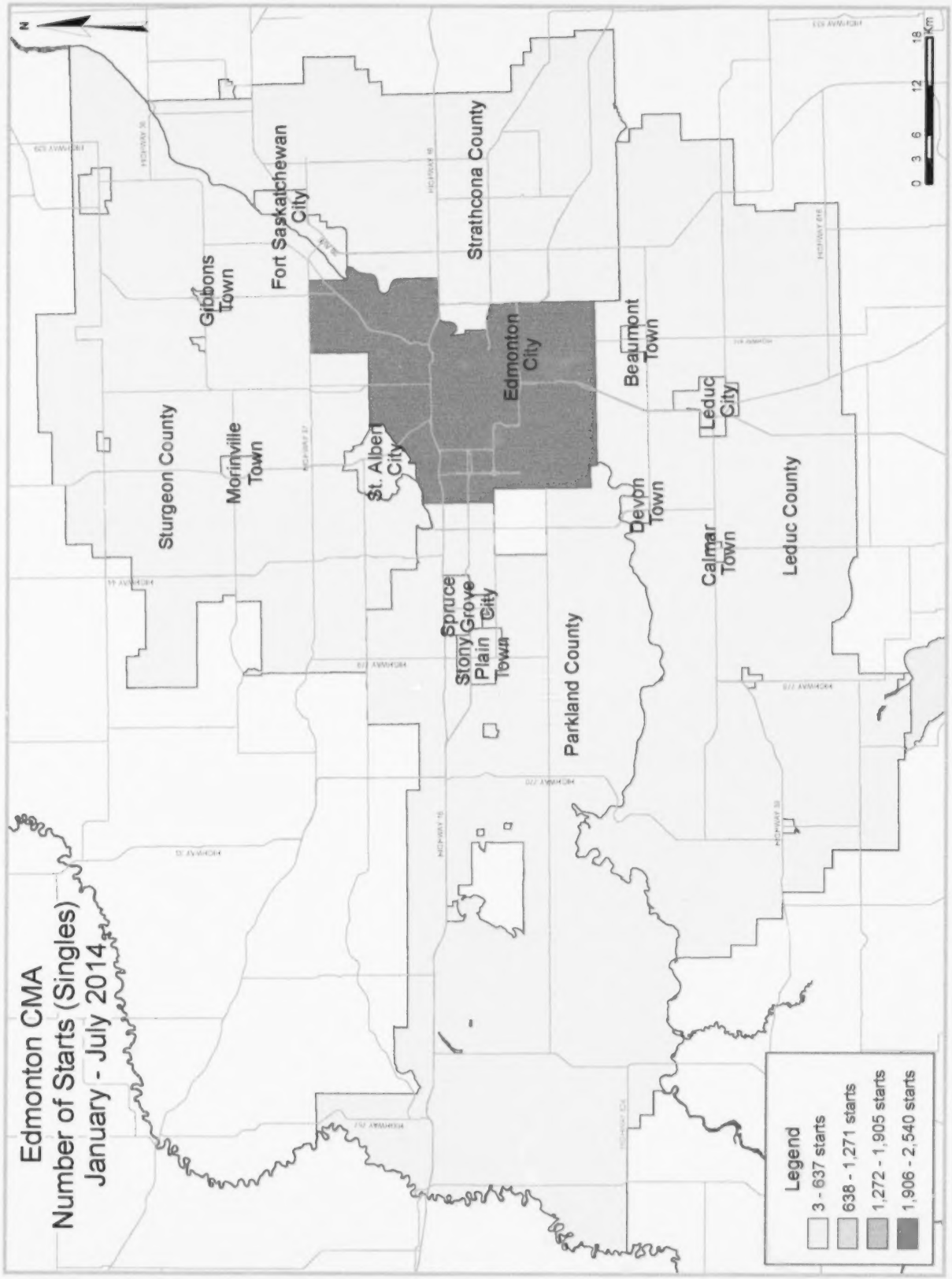
Source: CMHC

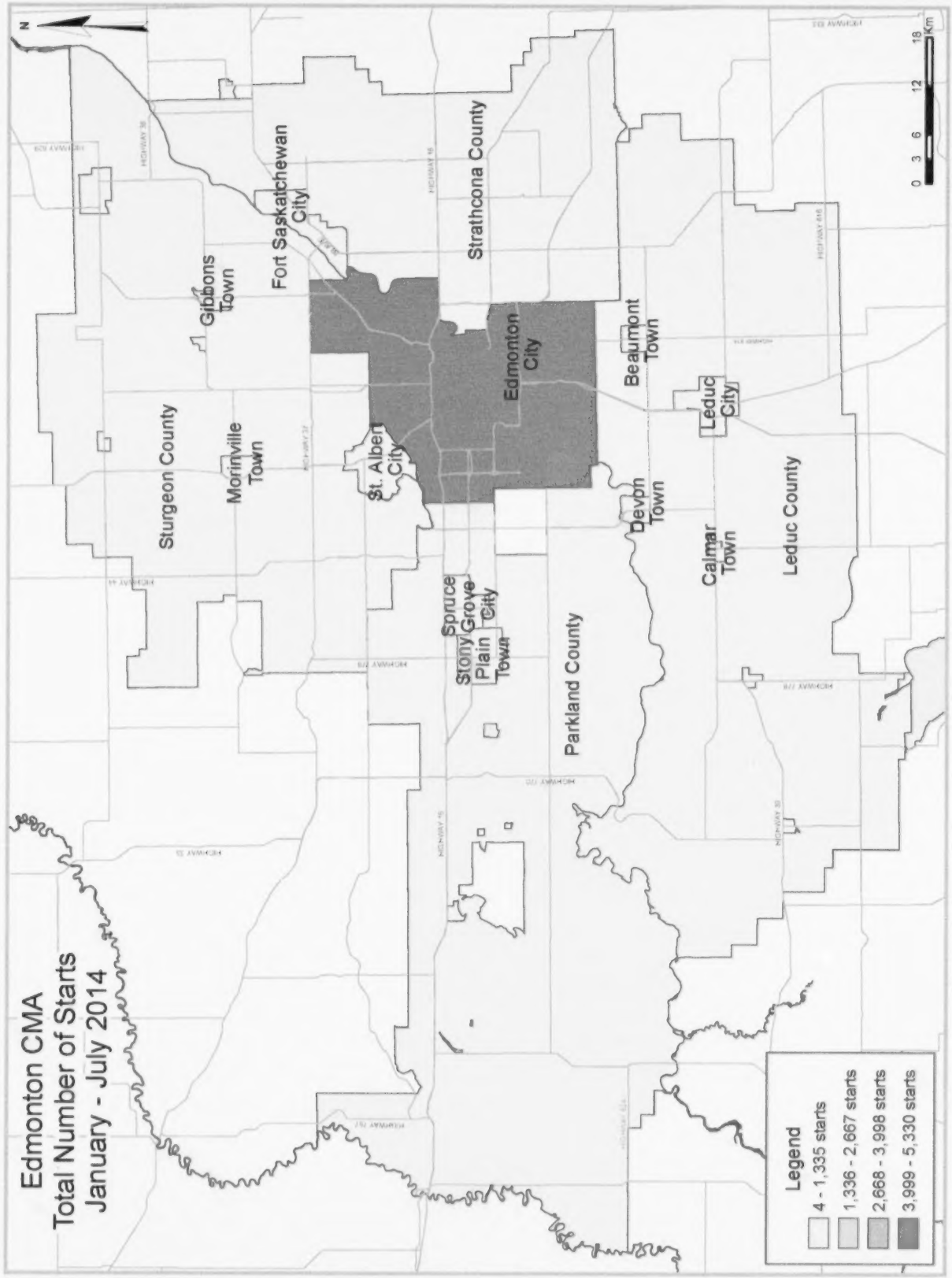

Edmonton CMA
Number of Starts (Multiples)
July 2014
N
0 3 6 12 18 Km
Legend
No starts
4 - 82 starts
83 - 161 starts
162 - 239 starts
240 - 318 starts
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County


Edmonton CMA
Number of Starts (Singles)
July 2014
N
0 3 6 12 18 Km
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
1 - 116 starts
117 - 231 starts
232 - 346 starts
347 - 462 starts


Edmonton CMA
Total Number of Starts
July 2014
N
0 3 6 12 18 km
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
1 - 195 starts
196 - 390 starts
391 - 585 starts
586 - 780 starts


Edmonton CMA
Number of Starts (Multiples)
January - July 2014
N
0 3 6 12 18 Km
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
2 - 699 starts
700 - 1,396 starts
1,397 - 2,093 starts
2,094 - 2,790 starts


Edmonton CMA
Number of Starts (Singles)
January - July 2014
N
0 3 6 12 18 Km
Legend
3 - 637 starts
638 - 1,271 starts
1,272 - 1,905 starts
1,906 - 2,540 starts
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County


Edmonton CMA
Total Number of Starts
January - July 2014
N
0 3 6 12 18 Km
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
4 - 1,335 starts
1,336 - 2,667 starts
2,668 - 3,998 starts
3,999 - 5,330 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) July 2014		
Edmonton CMA[1]	June 2014	July 2014
Trend[2]	13,081	13,185
SAAR	17,291	12,163
	July 2013	July 2014
Actual		
July - Single-Detached	542	686
July - Multiples	540	440
July - Total	1,082	1,126
January to July - Single-Detached	3,342	3,623
January to July - Multiples	5,706	3,793
January to July - Total	9,048	7,416

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Edmonton CMA
July 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2014	685	226	71	0	91	0	5	48	1,126
July 2013	542	224	70	0	161	85	0	0	1,082
% Change	26.4	0.9	1.4	n/a	-43.5	-100.0	n/a	n/a	4.1
Year-to-date 2014	3,620	1,460	282	2	512	941	5	594	7,416
Year-to-date 2013	3,340	1,156	286	2	698	2,241	75	1,250	9,048
% Change	8.4	26.3	-1.4	0.0	-26.6	-58.0	-93.3	-52.5	-18.0
UNDER CONSTRUCTION									
July 2014	4,134	1,624	418	7	1,009	4,245	17	2,470	13,924
July 2013	3,972	1,362	269	4	1,044	5,089	103	2,176	14,019
% Change	4.1	19.2	55.4	75.0	-3.4	-16.6	-83.5	13.5	-0.7
COMPLETIONS									
July 2014	614	180	33	1	144	77	2	308	1,359
July 2013	504	158	24	0	77	155	0	0	918
% Change	21.8	13.9	37.5	n/a	87.0	-50.3	n/a	n/a	48.0
Year-to-date 2014	3,440	1,166	211	1	459	671	10	1,536	7,494
Year-to-date 2013	3,100	1,130	147	4	658	701	33	1,259	7,032
% Change	11.0	3.2	43.5	-75.0	-30.2	-4.3	-69.7	22.0	6.6
COMPLETED & NOT ABSORBED									
July 2014	564	159	24	2	69	219	n/a	n/a	1,037
July 2013	578	199	21	0	138	293	n/a	n/a	1,229
% Change	-2.4	-20.1	14.3	n/a	-50.0	-25.3	n/a	n/a	-15.6
ABSORBED									
July 2014	606	214	46	0	145	90	n/a	n/a	1,101
July 2013	501	155	25	0	82	220	n/a	n/a	983
% Change	21.0	38.1	84.0	n/a	76.8	-59.1	n/a	n/a	12.0
Year-to-date 2014	3,494	1,214	222	0	548	718	n/a	n/a	6,196
Year-to-date 2013	3,132	1,089	150	4	684	883	n/a	n/a	5,942
% Change	11.6	11.5	48.0	-100.0	-19.9	-18.7	n/a	n/a	4.3

Source: CMHC (*starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
July 2014	461	188	55	0	75	0	1	0	780
July 2013	358	144	34	0	140	85	0	0	761
Beaumont Town									
July 2014	10	4	0	0	0	0	0	0	14
July 2013	12	10	0	0	0	0	0	0	22
Devon Town									
July 2014	0	0	0	0	0	0	0	0	0
July 2013	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
July 2014	21	4	4	0	0	0	0	0	29
July 2013	14	0	0	0	0	0	0	0	14
Leduc City									
July 2014	28	6	0	0	0	0	4	0	38
July 2013	33	14	0	0	0	0	0	0	47
Leduc County									
July 2014	12	0	0	0	0	0	0	0	12
July 2013	11	0	0	0	0	0	0	0	11
Morinville Town									
July 2014	10	0	0	0	0	0	0	0	10
July 2013	3	0	4	0	0	0	0	0	7
Parkland County									
July 2014	25	0	0	0	0	0	0	0	25
July 2013	21	0	0	0	0	0	0	0	21
Spruce Grove City									
July 2014	41	16	12	0	0	0	0	0	69
July 2013	27	38	32	0	0	0	0	0	97
St. Albert City									
July 2014	24	0	0	0	12	0	0	0	36
July 2013	15	0	0	0	0	0	0	0	15
Stony Plain Town									
July 2014	7	6	0	0	0	0	0	0	13
July 2013	3	2	0	0	0	0	0	0	5
Strathcona County									
July 2014	22	2	0	0	4	0	0	48	76
July 2013	28	16	0	0	21	0	0	0	65
Sturgeon County									
July 2014	16	0	0	0	0	0	0	0	16
July 2013	13	0	0	0	0	0	0	0	13
Remainder of the CMA									
July 2014	8	0	0	0	0	0	0	0	8
July 2013	4	0	0	0	0	0	0	0	4
Edmonton CMA									
July 2014	685	226	71	0	91	0	5	48	1,126
July 2013	542	224	70	0	161	85	0	0	1,082

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
July 2014	2,744	1,162	284	7	780	3,955	5	1,732	10,669
July 2013	2,631	1,044	158	4	890	4,765	40	1,432	10,964
Beaumont Town									
July 2014	111	32	15	0	0	0	0	0	158
July 2013	134	28	35	0	0	0	0	104	301
Devon Town									
July 2014	3	2	0	0	0	0	0	0	5
July 2013	7	0	0	0	5	0	0	0	12
Fort Saskatchewan City									
July 2014	169	60	4	0	10	0	0	142	385
July 2013	139	48	0	0	8	0	51	0	246
Leduc City									
July 2014	205	112	34	0	41	160	8	0	560
July 2013	211	64	13	0	23	160	0	0	471
Leduc County									
July 2014	116	0	0	0	0	0	0	0	116
July 2013	113	0	0	0	0	0	0	0	113
Morinville Town									
July 2014	30	2	8	0	0	0	0	37	77
July 2013	30	0	15	0	7	0	8	0	60
Parkland County									
July 2014	96	4	0	0	0	0	0	0	100
July 2013	125	4	0	0	0	0	0	0	129
Spruce Grove City									
July 2014	190	142	67	0	30	0	0	247	676
July 2013	128	84	48	0	19	92	0	143	514
St. Albert City									
July 2014	120	6	0	0	80	72	0	188	466
July 2013	103	12	0	0	0	72	0	428	615
Stony Plain Town									
July 2014	69	40	6	0	14	0	0	0	129
July 2013	36	34	0	0	16	0	0	0	86
Strathcona County									
July 2014	181	62	0	0	54	58	0	88	443
July 2013	218	44	0	0	76	0	0	69	407
Sturgeon County									
July 2014	61	0	0	0	0	0	0	0	61
July 2013	63	0	0	0	0	0	0	0	63
Remainder of the CMA									
July 2014	39	0	0	0	0	0	4	36	79
July 2013	34	0	0	0	0	0	4	0	38
Edmonton CMA									
July 2014	4,134	1,624	418	7	1,009	4,245	17	2,470	13,924
July 2013	3,972	1,362	269	4	1,044	5,089	103	2,176	14,019

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
July 2014	441	162	26	1	128	77	2	101	938
July 2013	303	122	12	0	50	155	0	0	642
Beaumont Town									
July 2014	10	0	0	0	0	0	0	0	10
July 2013	17	0	0	0	0	0	0	0	17
Devon Town									
July 2014	0	0	0	0	0	0	0	0	0
July 2013	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
July 2014	22	6	0	0	0	0	0	0	28
July 2013	22	6	0	0	0	0	0	0	28
Leduc City									
July 2014	23	6	4	0	0	0	0	0	33
July 2013	24	8	8	0	3	0	0	0	43
Leduc County									
July 2014	8	0	0	0	0	0	0	0	8
July 2013	3	0	0	0	0	0	0	0	3
Morinville Town									
July 2014	10	0	0	0	0	0	0	0	10
July 2013	4	0	4	0	0	0	0	0	8
Parkland County									
July 2014	26	0	0	0	0	0	0	0	26
July 2013	31	0	0	0	0	0	0	0	31
Spruce Grove City									
July 2014	10	4	3	0	5	0	0	0	22
July 2013	17	12	0	0	0	0	0	0	29
St. Albert City									
July 2014	30	2	0	0	6	0	0	173	211
July 2013	16	0	0	0	0	0	0	0	16
Stony Plain Town									
July 2014	2	0	0	0	0	0	0	34	36
July 2013	11	8	0	0	12	0	0	0	31
Strathcona County									
July 2014	18	0	0	0	5	0	0	0	23
July 2013	31	2	0	0	12	0	0	0	45
Sturgeon County									
July 2014	11	0	0	0	0	0	0	0	11
July 2013	11	0	0	0	0	0	0	0	11
Remainder of the CMA									
July 2014	3	0	0	0	0	0	0	0	3
July 2013	14	0	0	0	0	0	0	0	14
Edmonton CMA									
July 2014	614	180	33	1	144	77	2	308	1,359
July 2013	504	158	24	0	77	155	0	0	918

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
July 2014	314	105	10	2	38	164	n/a	n/a	633
July 2013	270	120	10	0	71	171	n/a	n/a	642
Beaumont Town									
July 2014	21	1	1	0	0	0	n/a	n/a	23
July 2013	39	2	1	0	0	0	n/a	n/a	42
Devon Town									
July 2014	0	0	0	0	0	0	n/a	n/a	0
July 2013	3	0	0	0	0	0	n/a	n/a	3
Fort Saskatchewan City									
July 2014	34	12	0	0	1	0	n/a	n/a	47
July 2013	46	11	0	0	2	8	n/a	n/a	67
Leduc City									
July 2014	39	7	12	0	3	0	n/a	n/a	61
July 2013	35	19	2	0	0	15	n/a	n/a	71
Leduc County									
July 2014	6	0	0	0	0	0	n/a	n/a	6
July 2013	3	0	0	0	0	0	n/a	n/a	3
Morinville Town									
July 2014	2	0	0	0	0	0	n/a	n/a	2
July 2013	16	1	3	0	17	0	n/a	n/a	37
Parkland County									
July 2014	10	0	0	0	0	0	n/a	n/a	10
July 2013	10	0	0	0	0	0	n/a	n/a	10
Spruce Grove City									
July 2014	45	18	1	0	4	51	n/a	n/a	119
July 2013	33	18	5	0	24	0	n/a	n/a	80
St. Albert City									
July 2014	43	3	0	0	8	4	n/a	n/a	58
July 2013	40	0	0	0	0	20	n/a	n/a	60
Stony Plain Town									
July 2014	12	8	0	0	9	0	n/a	n/a	29
July 2013	33	25	0	0	15	42	n/a	n/a	115
Strathcona County									
July 2014	31	5	0	0	6	0	n/a	n/a	42
July 2013	41	3	0	0	9	37	n/a	n/a	90
Sturgeon County									
July 2014	0	0	0	0	0	0	n/a	n/a	0
July 2013	0	0	0	0	0	0	n/a	n/a	0
Remainder of the CMA									
July 2014	7	0	0	0	0	0	n/a	n/a	7
July 2013	9	0	0	0	0	0	n/a	n/a	9
Edmonton CMA									
July 2014	564	159	24	2	69	219	n/a	n/a	1,037
July 2013	578	199	21	0	138	293	n/a	n/a	1,229

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
July 2014	439	166	34	0	128	81	n/a	n/a	848
July 2013	311	120	16	0	59	197	n/a	n/a	703
Beaumont Town									
July 2014	12	3	2	0	0	0	n/a	n/a	17
July 2013	13	1	0	0	0	0	n/a	n/a	14
Devon Town									
July 2014	0	0	0	0	3	0	n/a	n/a	3
July 2013	0	0	0	0	0	0	n/a	n/a	0
Fort Saskatchewan City									
July 2014	22	7	0	0	1	0	n/a	n/a	30
July 2013	18	3	0	0	0	18	n/a	n/a	39
Leduc City									
July 2014	23	7	4	0	0	0	n/a	n/a	34
July 2013	26	13	6	0	3	2	n/a	n/a	50
Leduc County									
July 2014	8	0	0	0	0	0	n/a	n/a	8
July 2013	3	0	0	0	0	0	n/a	n/a	3
Morinville Town									
July 2014	9	0	3	0	0	0	n/a	n/a	12
July 2013	4	0	3	0	0	0	n/a	n/a	7
Parkland County									
July 2014	22	0	0	0	0	0	n/a	n/a	22
July 2013	31	0	0	0	0	0	n/a	n/a	31
Spruce Grove City									
July 2014	12	16	3	0	6	9	n/a	n/a	46
July 2013	18	11	0	0	1	0	n/a	n/a	30
St. Albert City									
July 2014	17	1	0	0	4	0	n/a	n/a	22
July 2013	11	0	0	0	0	3	n/a	n/a	14
Stony Plain Town									
July 2014	3	4	0	0	0	0	n/a	n/a	7
July 2013	15	5	0	0	2	0	n/a	n/a	22
Strathcona County									
July 2014	24	10	0	0	3	0	n/a	n/a	37
July 2013	29	2	0	0	17	0	n/a	n/a	48
Sturgeon County									
July 2014	11	0	0	0	0	0	n/a	n/a	11
July 2013	11	0	0	0	0	0	n/a	n/a	11
Remainder of the CMA									
July 2014	4	0	0	0	0	0	n/a	n/a	4
July 2013	11	0	0	0	0	0	n/a	n/a	11
Edmonton CMA									
July 2014	606	214	46	0	145	90	n/a	n/a	1,101
July 2013	501	155	25	0	82	220	n/a	n/a	983

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Edmonton CMA
2004 - 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2013	5,964	1,946	476	6	1,050	3,121	83	2,043	14,689
% Change	5.5	-1.9	144.1	50.0	-1.0	57.4	**	5.1	14.4
2012	5,654	1,984	195	4	1,061	1,983	12	1,944	12,837
% Change	13.0	59.0	50.0	-73.3	45.7	42.5	200.0	139.1	37.6
2011	5,002	1,248	130	15	728	1,392	4	813	9,332
% Change	-17.4	7.8	4.0	87.5	-12.1	-4.9	-89.5	185.3	-6.3
2010	6,054	1,158	125	8	828	1,463	38	285	9,959
% Change	55.9	25.3	-9.4	-42.9	36.2	**	**	-2.7	57.7
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888
% Change	-15.4	18.0	6.1	-3.3	54.4	11.9	**	36.0	-0.5
2006	9,032	1,076	49	30	1,065	3,445	12	261	14,970
% Change	19.1	52.0	**	-11.8	-5.2	11.2	-84.4	-60.7	12.6
2005	7,586	708	3	34	1,124	3,098	77	664	13,294
% Change	15.4	7.9	-62.5	-12.8	29.0	28.7	-27.4	-19.7	15.7
2004	6,574	656	8	39	871	2,407	106	827	11,488

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
July 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013	% Change
Edmonton City	462	358	200	162	118	156	0	85	780	761	2.5
Beaumont Town	10	12	4	10	0	0	0	0	14	22	-36.4
Calmar Town	5	0	0	0	0	0	0	0	5	0	n/a
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	21	14	4	0	4	0	0	0	29	14	107.1
Gibbons Town	1	4	0	0	0	0	0	0	1	4	-75.0
Leduc City	28	33	6	14	4	0	0	0	38	47	-19.1
Leduc County	12	11	0	0	0	0	0	0	12	11	9.1
Morinville Town	10	3	0	0	0	4	0	0	10	7	42.9
Parkland County	25	21	0	0	0	0	0	0	25	21	19.0
Spruce Grove City	41	27	16	38	12	32	0	0	69	97	-28.9
St. Albert City	24	15	12	0	0	0	0	0	36	15	140.0
Stony Plain Town	7	3	6	2	0	0	0	0	13	5	160.0
Strathcona County	22	28	6	22	0	15	48	0	76	65	16.9
Sturgeon County	16	13	0	0	0	0	0	0	16	13	23.1
Remainder of the CMA	2	0	0	0	0	0	0	0	2	0	n/a
Edmonton CMA	686	542	254	248	138	207	48	85	1,126	1,082	4.1

Table 2.1: Starts by Submarket and by Dwelling Type
January - July 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Edmonton City	2,540	2,279	1,110	912	483	776	1,197	2,713	5,330	6,680	-20.2
Beaumont Town	71	78	18	24	3	28	0	104	92	234	-60.7
Calmar Town	15	7	0	0	0	0	0	0	15	7	114.3
Devon Town	3	1	2	0	0	0	0	0	5	1	**
Fort Saskatchewan City	167	120	70	40	4	51	0	0	241	211	14.2
Gibbons Town	4	10	0	0	0	0	0	0	4	10	-60.0
Leduc City	157	175	104	62	57	17	0	0	318	254	25.2
Leduc County	52	53	0	0	0	0	0	0	52	53	-1.9
Morinville Town	27	22	2	2	0	19	0	0	29	43	-32.6
Parkland County	72	88	4	2	0	0	0	0	76	90	-15.6
Spruce Grove City	175	126	108	80	86	70	104	143	473	419	12.9
St. Albert City	115	83	48	4	22	0	110	500	295	587	-49.7
Stony Plain Town	53	43	38	24	12	0	0	0	103	67	53.7
Strathcona County	120	194	72	64	15	40	88	0	295	298	-1.0
Sturgeon County	43	55	0	0	0	0	0	0	43	55	-21.8
Remainder of the CMA	9	8	0	0	0	0	36	31	45	39	15.4
Edmonton CMA	3,623	3,342	1,576	1,214	682	1,001	1,535	3,491	7,416	9,048	-18.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
July 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013
Edmonton City	118	156	0	0	0	85	0	0
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	4	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	4	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	4	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	12	32	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	0	15	0	0	0	0	48	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	134	207	4	0	0	85	48	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Edmonton City	483	754	0	22	941	2,138	256	575
Beaumont Town	3	28	0	0	0	0	0	104
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	4	0	0	51	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	53	17	4	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	19	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	86	70	0	0	0	0	104	143
St. Albert City	22	0	0	0	0	72	110	428
Stony Plain Town	12	0	0	0	0	0	0	0
Strathcona County	15	40	0	0	0	0	88	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	31	36	0
Edmonton CMA	678	928	4	73	941	2,241	594	1,250

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
July 2014

Submarket	Freehold		Condominium		Rental		Total*	
	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013
Edmonton City	704	536	75	225	1	0	780	761
Beaumont Town	14	22	0	0	0	0	14	22
Calmar Town	5	0	0	0	0	0	5	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	29	14	0	0	0	0	29	14
Gibbons Town	1	4	0	0	0	0	1	4
Leduc City	34	47	0	0	4	0	38	47
Leduc County	12	11	0	0	0	0	12	11
Morinville Town	10	7	0	0	0	0	10	7
Parkland County	25	21	0	0	0	0	25	21
Spruce Grove City	69	97	0	0	0	0	69	97
St. Albert City	24	15	12	0	0	0	36	15
Stony Plain Town	13	5	0	0	0	0	13	5
Strathcona County	24	44	4	21	48	0	76	65
Sturgeon County	16	13	0	0	0	0	16	13
Remainder of the CMA	2	0	0	0	0	0	2	0
Edmonton CMA	982	836	91	246	53	0	1,126	1,082

Table 2.5: Starts by Submarket and by Intended Market
January - July 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Edmonton City	3,762	3,322	1,311	2,759	257	599	5,330	6,680
Beaumont Town	92	130	0	0	0	104	92	234
Calmar Town	15	7	0	0	0	0	15	7
Devon Town	5	1	0	0	0	0	5	1
Fort Saskatchewan City	231	158	10	2	0	51	241	211
Gibbons Town	4	10	0	0	0	0	4	10
Leduc City	287	247	27	7	4	0	318	254
Leduc County	52	53	0	0	0	0	52	53
Morinville Town	29	39	0	4	0	0	29	43
Parkland County	76	90	0	0	0	0	76	90
Spruce Grove City	357	270	12	6	104	143	473	419
St. Albert City	123	87	62	72	110	428	295	587
Stony Plain Town	97	67	6	0	0	0	103	67
Strathcona County	180	238	27	60	88	0	295	298
Sturgeon County	43	55	0	0	0	0	43	55
Remainder of the CMA	9	8	0	31	36	0	45	39
Edmonton CMA	5,362	4,782	1,455	2,941	599	1,325	7,416	9,048

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
July 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013	% Change
Edmonton City	442	303	174	124	144	60	178	155	938	642	46.1
Beaumont Town	10	17	0	0	0	0	0	0	10	17	-41.2
Calmar Town	0	3	0	0	0	0	0	0	0	3	-100.0
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	22	22	6	6	0	0	0	0	28	28	0.0
Gibbons Town	1	3	0	0	0	0	0	0	1	3	-66.7
Leduc City	23	24	6	8	4	11	0	0	33	43	-23.3
Leduc County	8	3	0	0	0	0	0	0	8	3	166.7
Morinville Town	10	4	0	0	0	4	0	0	10	8	25.0
Parkland County	26	31	0	0	0	0	0	0	26	31	-16.1
Spruce Grove City	10	17	4	12	8	0	0	0	22	29	-24.1
St. Albert City	30	16	8	0	0	0	173	0	211	16	**
Stony Plain Town	2	11	0	8	0	12	34	0	36	31	16.1
Strathcona County	18	31	2	14	3	0	0	0	23	45	-48.9
Sturgeon County	11	11	0	0	0	0	0	0	11	11	0.0
Remainder of the CMA	2	8	0	0	0	0	0	0	2	8	-75.0
Edmonton CMA	615	504	200	172	159	87	385	155	1,359	918	48.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Edmonton City	2,328	1,945	960	902	366	544	1,549	1,609	5,203	5,000	4.1
Beaumont Town	79	116	24	20	27	4	104	0	234	140	67.1
Calmar Town	12	10	0	0	0	8	0	0	12	18	-33.3
Devon Town	2	5	0	0	0	0	0	0	2	5	-60.0
Fort Saskatchewan City	132	129	50	36	0	4	0	0	182	169	7.7
Gibbons Town	15	12	0	0	0	0	0	0	15	12	25.0
Leduc City	166	164	48	76	65	25	0	0	279	265	5.3
Leduc County	48	44	0	0	0	0	0	0	48	44	9.1
Morinville Town	26	31	0	2	8	18	0	0	34	51	-33.3
Parkland County	120	108	0	6	0	0	0	0	120	114	5.3
Spruce Grove City	153	114	80	90	72	71	92	202	397	477	-16.8
St. Albert City	98	87	32	2	0	0	428	118	558	207	169.6
Stony Plain Town	33	62	14	38	11	16	34	0	92	116	-20.7
Strathcona County	141	172	62	48	27	58	0	0	230	278	-17.3
Sturgeon County	71	79	0	0	0	0	0	0	71	79	-10.1
Remainder of the CMA	17	26	0	0	0	0	0	31	17	57	-70.2
Edmonton CMA	3,441	3,104	1,270	1,220	576	748	2,207	1,960	7,494	7,032	6.6

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
July 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013
Edmonton City	144	60	0	0	77	155	101	0
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	4	11	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	4	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	8	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	173	0
Stony Plain Town	0	12	0	0	0	0	34	0
Strathcona County	3	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	159	87	0	0	77	155	308	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Edmonton City	360	529	6	15	579	701	970	908
Beaumont Town	27	4	0	0	0	0	104	0
Calmar Town	0	0	0	8	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	4	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	65	25	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	8	12	0	6	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	72	71	0	0	92	0	0	202
St. Albert City	0	0	0	0	0	0	428	118
Stony Plain Town	11	16	0	0	0	0	34	0
Strathcona County	27	58	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	31
Edmonton CMA	570	719	6	29	671	701	1,536	1,259

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
July 2014

Submarket	Freehold		Condominium		Rental		Total*	
	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013
Edmonton City	629	437	206	205	103	0	938	642
Beaumont Town	10	17	0	0	0	0	10	17
Calmar Town	0	3	0	0	0	0	0	3
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	28	28	0	0	0	0	28	28
Gibbons Town	1	3	0	0	0	0	1	3
Leduc City	33	40	0	3	0	0	33	43
Leduc County	8	3	0	0	0	0	8	3
Morinville Town	10	8	0	0	0	0	10	8
Parkland County	26	31	0	0	0	0	26	31
Spruce Grove City	17	29	5	0	0	0	22	29
St. Albert City	32	16	6	0	173	0	211	16
Stony Plain Town	2	19	0	12	34	0	36	31
Strathcona County	18	33	5	12	0	0	23	45
Sturgeon County	11	11	0	0	0	0	11	11
Remainder of the CMA	2	8	0	0	0	0	2	8
Edmonton CMA	827	686	222	232	310	0	1,359	918

Table 3.5: Completions by Submarket and by Intended Market
January - July 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Edmonton City	3,302	2,864	921	1,209	980	927	5,203	5,000
Beaumont Town	130	140	0	0	104	0	234	140
Calmar Town	12	10	0	0	0	8	12	18
Devon Town	2	5	0	0	0	0	2	5
Fort Saskatchewan City	180	166	2	3	0	0	182	169
Gibbons Town	15	12	0	0	0	0	15	12
Leduc City	264	248	15	17	0	0	279	265
Leduc County	48	44	0	0	0	0	48	44
Morinville Town	30	41	4	4	0	6	34	51
Parkland County	120	114	0	0	0	0	120	114
Spruce Grove City	296	255	101	20	0	202	397	477
St. Albert City	104	89	26	0	428	118	558	207
Stony Plain Town	47	100	11	16	34	0	92	116
Strathcona County	179	184	51	94	0	0	230	278
Sturgeon County	71	79	0	0	0	0	71	79
Remainder of the CMA	17	26	0	0	0	31	17	57
Edmonton CMA	4,817	4,377	1,131	1,363	1,546	1,292	7,494	7,032

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
July 2014	18	4.1	122	28.1	139	32.0	78	18.0	77	17.7	434	505,700	558,149
July 2013	27	8.8	115	37.3	98	31.8	30	9.7	38	12.3	308	460,600	523,950
Year-to-date 2014	121	5.2	704	30.4	760	32.8	364	15.7	366	15.8	2,315	495,000	555,733
Year-to-date 2013	195	10.2	762	39.7	567	29.5	171	8.9	225	11.7	1,920	450,000	515,999
Beaumont Town													
July 2014	1	8.3	10	83.3	1	8.3	0	0.0	0	0.0	12	410,472	404,337
July 2013	0	0.0	4	30.8	5	38.5	4	30.8	0	0.0	13	491,000	494,304
Year-to-date 2014	2	2.1	34	36.2	38	40.4	16	17.0	4	4.3	94	484,750	495,748
Year-to-date 2013	2	1.9	39	37.9	38	36.9	22	21.4	2	1.9	103	479,900	486,528
Calmar Town													
July 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2013	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2014	6	54.5	5	45.5	0	0.0	0	0.0	0	0.0	11	349,800	339,066
Year-to-date 2013	8	100.0	0	0.0	0	0.0	0	0.0	0	0.0	8	--	--
Devon Town													
July 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	3	60.0	2	40.0	0	0.0	0	0.0	5	--	--
Year-to-date 2013	1	33.3	1	33.3	1	33.3	0	0.0	0	0.0	3	--	--
Fort Saskatchewan City													
July 2014	0	0.0	5	22.7	8	36.4	3	13.6	6	27.3	22	507,500	589,959
July 2013	4	23.5	9	52.9	3	17.6	1	5.9	0	0.0	17	394,600	407,906
Year-to-date 2014	5	3.8	50	38.2	41	31.3	21	16.0	14	10.7	131	465,900	512,789
Year-to-date 2013	16	11.7	74	54.0	29	21.2	8	5.8	10	7.3	137	428,000	453,994
Gibbons Town													
July 2014	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
July 2013	1	50.0	0	0.0	1	50.0	0	0.0	0	0.0	2	--	--
Year-to-date 2014	8	53.3	7	46.7	0	0.0	0	0.0	0	0.0	15	345,000	355,733
Year-to-date 2013	5	45.5	3	27.3	3	27.3	0	0.0	0	0.0	11	350,000	378,536
Leduc City													
July 2014	5	21.7	9	39.1	8	34.8	1	4.3	0	0.0	23	415,790	432,728
July 2013	3	11.5	12	46.2	5	19.2	3	11.5	3	11.5	26	435,800	475,902
Year-to-date 2014	44	27.5	53	33.1	46	28.8	16	10.0	1	0.6	160	411,691	431,787
Year-to-date 2013	32	19.8	74	45.7	35	21.6	13	8.0	8	4.9	162	415,026	439,765
Leduc County													
July 2014	1	14.3	2	28.6	2	28.6	0	0.0	2	28.6	7	--	--
July 2013	1	33.3	1	33.3	1	33.3	0	0.0	0	0.0	3	--	--
Year-to-date 2014	3	6.4	10	21.3	12	25.5	12	25.5	10	21.3	47	538,300	560,984
Year-to-date 2013	7	16.7	7	16.7	10	23.8	9	21.4	9	21.4	42	531,435	519,680
Morinville Town													
July 2014	2	22.2	6	66.7	1	11.1	0	0.0	0	0.0	9	--	--
July 2013	1	25.0	3	75.0	0	0.0	0	0.0	0	0.0	4	--	--
Year-to-date 2014	2	5.1	30	76.9	7	17.9	0	0.0	0	0.0	39	408,000	411,036
Year-to-date 2013	2	6.7	26	86.7	1	3.3	1	3.3	0	0.0	30	399,000	402,250

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
July 2014	0	0.0	0	0.0	1	16.7	0	0.0	5	83.3	6	--	--
July 2013	1	12.5	0	0.0	0	0.0	3	37.5	4	50.0	8	--	--
Year-to-date 2014	9	17.0	0	0.0	5	9.4	4	7.5	35	66.0	53	775,000	800,686
Year-to-date 2013	4	11.8	3	8.8	1	2.9	7	20.6	19	55.9	34	705,750	694,266
Spruce Grove City													
July 2014	1	8.3	5	41.7	4	33.3	2	16.7	0	0.0	12	446,450	450,529
July 2013	3	16.7	7	38.9	6	33.3	1	5.6	1	5.6	18	432,450	437,730
Year-to-date 2014	17	12.4	53	38.7	41	29.9	17	12.4	9	6.6	137	449,494	464,166
Year-to-date 2013	15	12.2	44	35.8	41	33.3	16	13.0	7	5.7	123	451,063	463,922
St. Albert City													
July 2014	0	0.0	0	0.0	0	0.0	7	46.7	8	53.3	15	682,395	690,220
July 2013	0	0.0	0	0.0	4	36.4	3	27.3	4	36.4	11	556,100	625,264
Year-to-date 2014	0	0.0	5	5.4	24	25.8	33	35.5	31	33.3	93	615,000	639,236
Year-to-date 2013	0	0.0	10	12.5	30	37.5	14	17.5	26	32.5	80	548,850	597,545
Stony Plain Town													
July 2014	1	33.3	1	33.3	0	0.0	0	0.0	1	33.3	3	--	--
July 2013	2	14.3	7	50.0	3	21.4	1	7.1	1	7.1	14	412,450	499,165
Year-to-date 2014	2	5.4	11	29.7	12	32.4	5	13.5	7	18.9	37	499,900	572,188
Year-to-date 2013	6	10.7	34	60.7	11	19.6	1	1.8	4	7.1	56	399,950	450,685
Strathcona County													
July 2014	0	0.0	0	0.0	7	31.8	6	27.3	9	40.9	22	602,000	723,818
July 2013	0	0.0	6	20.7	12	41.4	5	17.2	6	20.7	29	499,000	624,828
Year-to-date 2014	0	0.0	9	6.4	59	42.1	37	26.4	35	25.0	140	552,500	720,164
Year-to-date 2013	4	2.1	41	21.6	73	38.4	36	18.9	36	18.9	190	510,000	615,333
Sturgeon County													
July 2014	3	33.3	0	0.0	0	0.0	1	11.1	5	55.6	9	--	--
July 2013	2	20.0	0	0.0	2	20.0	3	30.0	3	30.0	10	575,000	644,000
Year-to-date 2014	9	13.6	4	6.1	11	16.7	16	24.2	26	39.4	66	610,000	628,227
Year-to-date 2013	5	6.4	6	7.7	22	28.2	21	26.9	24	30.8	78	590,000	645,449
Remainder of the CMA													
July 2014	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	2	--	--
July 2013	1	33.3	0	0.0	0	0.0	0	0.0	2	66.7	3	--	--
Year-to-date 2014	2	16.7	5	41.7	1	8.3	1	8.3	3	25.0	12	404,250	506,675
Year-to-date 2013	7	43.8	3	18.8	0	0.0	3	18.8	3	18.8	16	350,000	527,252
Edmonton CMA													
July 2014	33	5.7	161	27.9	171	29.6	98	17.0	114	19.8	577	505,000	560,876
July 2013	48	10.3	164	35.0	140	29.9	54	11.5	62	13.2	468	462,500	525,332
Year-to-date 2014	230	6.9	983	29.3	1,059	31.6	542	16.2	541	16.1	3,355	495,000	553,825
Year-to-date 2013	309	10.3	1,127	37.7	862	28.8	322	10.8	373	12.5	2,993	453,111	516,342

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units July 2014						
Submarket	July 2014	July 2013	% Change	YTD 2014	YTD 2013	% Change
Edmonton City	558,149	523,950	6.5	555,733	515,999	7.7
Beaumont Town	404,337	494,304	-18.2	495,748	486,528	1.9
Calmar Town	--	--	n/a	339,066	--	n/a
Devon Town	--	--	n/a	--	--	n/a
Fort Saskatchewan City	589,959	407,906	44.6	512,789	453,994	13.0
Gibbons Town	--	--	n/a	355,733	378,536	-6.0
Leduc City	432,728	475,902	-9.1	431,787	439,765	-1.8
Leduc County	--	--	n/a	560,984	519,680	7.9
Morinville Town	--	--	n/a	411,036	402,250	2.2
Parkland County	--	--	n/a	800,686	694,266	15.3
Spruce Grove City	450,529	437,730	2.9	464,166	463,922	0.1
St. Albert City	690,220	625,264	10.4	639,236	597,545	7.0
Stony Plain Town	--	499,165	n/a	572,188	450,685	27.0
Strathcona County	723,818	624,828	15.8	720,164	615,333	17.0
Sturgeon County	--	644,000	n/a	628,227	645,449	-2.7
Remainder of the CMA	--	--	n/a	506,675	527,252	-3.9
Edmonton CMA	560,876	525,332	6.8	553,825	516,342	7.3

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton
July 2014

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2013	January	1,075	15.6	1,628	2,172	2,437	66.8	323,541	1.7	334,191
	February	1,301	5.7	1,569	2,328	2,518	62.3	334,347	1.4	340,871
	March	1,645	1.4	1,596	2,795	2,508	63.6	350,723	4.5	342,381
	April	1,838	-1.9	1,448	3,213	2,509	57.7	349,047	3.7	345,293
	May	2,151	-0.2	1,555	3,734	2,639	58.9	350,921	1.1	339,477
	June	2,052	7.3	1,678	3,151	2,703	62.1	353,360	3.8	344,937
	July	2,136	23.8	1,661	2,949	2,562	64.8	345,335	2.4	340,216
	August	1,753	14.2	1,705	2,660	2,550	66.9	348,758	4.3	347,011
	September	1,712	24.8	1,769	2,404	2,498	70.8	349,923	8.1	347,524
	October	1,682	23.2	1,714	2,102	2,387	71.8	332,461	1.4	339,163
	November	1,291	15.8	1,695	1,591	2,406	70.4	339,703	2.5	347,241
	December	916	14.1	1,535	912	2,292	67.0	347,103	5.4	356,916
2014	January	987	-8.2	1,502	2,282	2,495	60.2	343,545	6.2	356,505
	February	1,254	-3.6	1,542	2,178	2,390	64.5	357,061	6.8	360,652
	March	1,748	6.3	1,660	2,950	2,617	63.4	358,464	2.2	354,706
	April	2,098	14.1	1,634	3,436	2,712	60.3	362,586	3.9	354,681
	May	2,235	3.9	1,688	3,869	2,717	62.1	368,345	5.0	356,789
	June	2,188	6.6	1,660	3,384	2,660	62.4	367,489	4.0	358,142
	July	2,081	-2.6	1,649	3,102	2,663	61.9	359,574	4.1	356,159
	August									
	September									
	October									
	November									
	December									
	Q2 2013	6,041	1.6		10,098			351,179	2.8	
	Q2 2014	6,521	7.9		10,689			366,205	4.3	
	YTD 2013	12,198	6.5		20,342			345,863	2.6	
	YTD 2014	12,591	3.2		21,201			361,347	4.5	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
July 2014

		Interest Rates			NHPI, Total, Edmonton CMA 2007=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2013	January	595	3.00	5.24	91.0	126.8	703	4.3	73.0	1,030
	February	595	3.00	5.24	91.0	128.0	702	4.4	72.7	1,028
	March	590	3.00	5.14	91.0	128.3	704	4.3	72.6	1,035
	April	590	3.00	5.14	91.2	129.0	704	4.5	72.5	1,038
	May	590	3.00	5.14	91.0	129.7	707	4.6	72.8	1,048
	June	590	3.14	5.14	91.3	130.0	713	4.7	73.2	1,046
	July	590	3.14	5.14	91.2	129.5	719	4.9	73.7	1,041
	August	601	3.14	5.34	91.4	129.4	724	5.3	74.1	1,033
	September	601	3.14	5.34	91.0	129.5	725	5.2	73.9	1,037
	October	601	3.14	5.34	91.1	129.2	723	5.4	73.6	1,044
	November	601	3.14	5.34	90.9	129.3	725	5.2	73.5	1,050
	December	601	3.14	5.34	90.9	128.9	726	5.5	73.6	1,052
2014	January	595	3.14	5.24	90.8	129.6	728	5.5	73.5	1,063
	February	595	3.14	5.24	90.9	130.4	731	5.1	73.5	1,073
	March	581	3.14	4.99	90.9	132.5	737	4.8	73.6	1,072
	April	570	3.14	4.79	90.7	131.9	743	4.8	74.0	1,068
	May	570	3.14	4.79	91.0	132.1	745	5.2	74.2	1,062
	June	570	3.14	4.79	91.1	132.1	744	5.5	74.1	1,063
	July	570	3.14	4.79		132.4	744	5.5	73.8	1,063
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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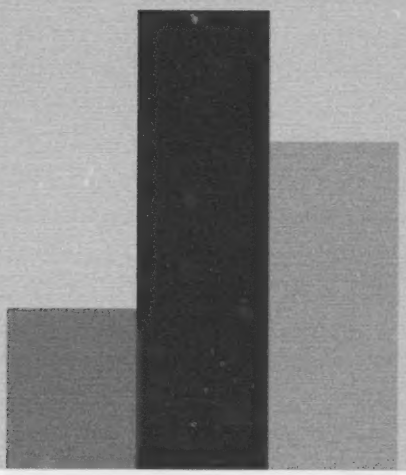

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